



FAIRFAX COUNTY

OFFICE OF THE CLERK BOARD OF SUPERVISORS

12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

December 21, 1994

John L. McBride, Esquire
Hazel and Thomas P.C.
9324 West Street - Third Floor
Manassas, Virginia 22110

RE: Special Exception
Number SE 93-D-053

Dear Mr. McBride:

At a regular meeting of the Board of Supervisors held on December 5, 1994, the Board approved Special Exception Number SE 93-D-053 in the name of Shell Oil Company, located at Tax Map 13-1 ((1)) Pt. 23, for use as a service station and allowing the addition of a canopy enclosure of a portico and the remodeling of the station, pursuant to Section 4-804 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat entitled "**Special Exception Plat, Shell Oil Company, 9829 Georgetown Pike,**" and prepared by **Walter L. Phillips, Incorporated**, which is dated August 3, 1993, as revised through March 29, 1994, and these conditions.
4. The number of employees on site at any one time shall be limited to a maximum of four (4).

2.

5. Landscaping shall be provided in accordance with the Special Exception Plat subject to the review and approval of the Urban Forester. The applicant shall coordinate with the Great Falls Citizens Association in developing the landscaping plans and shall make every reasonable effort to preserve the existing oak tree closest to the intersection of Walker Road and Georgetown Pike, as determined by the Urban Forester.
6. Prior to the issuance of a Non-Residential Use Permit on this site, all signs which do not conform with Article 12 of the Zoning Ordinance shall be removed. Also, the free-standing pole sign shall be replaced with a monument style free-standing sign.
7. The entrance from Walker Road to the existing service drive shall be closed by extending the existing curblin of the island separating Georgetown Pike from the service drive to connect with the existing curblin along Walker Road and by extending the curblin of the island separating Georgetown Pike (from the service drive at the western most entrance of the service station) to connect with the proposed curblin on the site (creating a new landscaped area), all as is generally shown on the sketch attached as Exhibit "A". This design shall be subject to review approval by the Department of Environmental Management (DEM).
8. The applicant shall ensure that the interparcel access located along the Walker Road boundary of the site leading to the shopping center south of the service station is always open and free of any obstruction.
9. Prior to site plan approval the applicant shall remove the 15 foot by 38 foot building addition located to the rear of the existing service station building and the electric lift as shown on the Special Exception Plat as "to be removed".
10. The canopy shall be designed as a mansard roof with cedar shake shingles and brick or brick veneer columns as shown on attached Exhibit B.
11. Should the application property ever be subdivided from Parcel 23 and title conveyed to an owner who is not also the identical owner of the then residue of Parcel 23, then, as a condition of such subdivision of the application property from Parcel 23, the applicant shall dedicate and record an interparcel access in the area referenced in Development Condition #9, as an easement in the Fairfax County land records, to remain always open and free of any obstruction, for the benefit of the owners of Parcel 23, their tenants, patrons, guests and invitees. The requirements of this Development Condition are imposed as a condition of the waivers to the minimum lot area and lot width requirements approved under Section 9-610. The requirements of this paragraph shall continue to apply in the event the application property shall be used for a use other than a service station.

3.

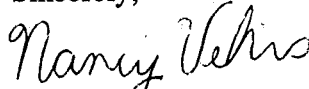
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also waived the minimum lot size requirements, relative to lot area and lot width.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,

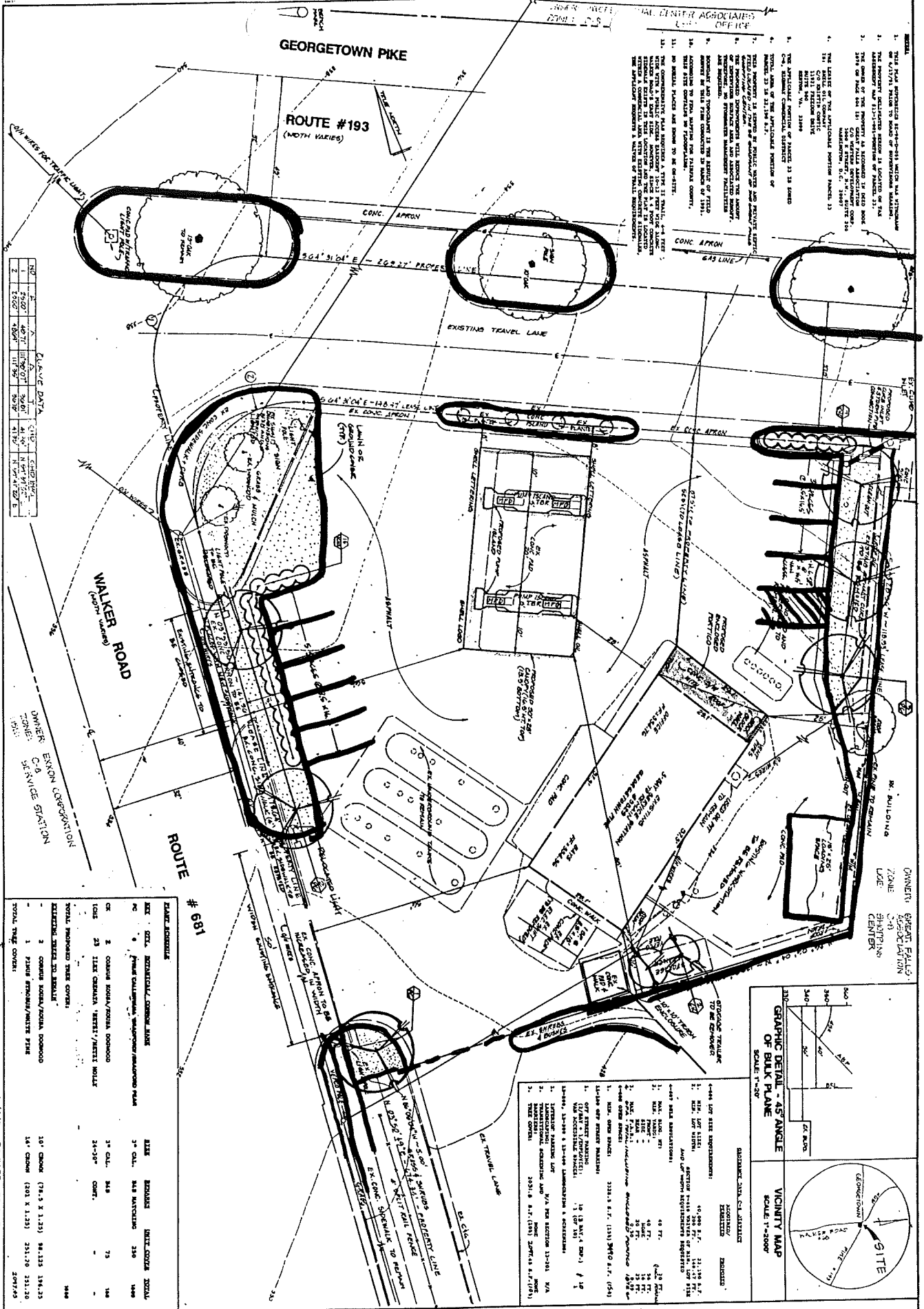


Nancy Vehrns

Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acqu. & Planning Dvs., Park Authority

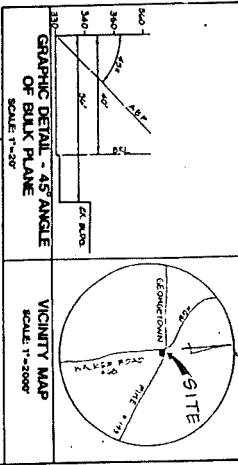


CLUTCH DATA

NO.	DATE	BY	REVISION
1	7-14-00	WLP	1
2	7-14-00	WLP	2

PLANT SCHEDULE

NO.	DATE	BY	REVISION
1	7-14-00	WLP	1
2	7-14-00	WLP	2



SPECIAL EXCEPTION PLAT
SHELL OIL COMPANY
 9829 GEORGETOWN PIKE
 ORANESVILLE MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV.	BY	APPROVED	DATE
1						

WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 832-6182

SCALE: 1" = 10'

DATE: 6-3-93

DRAWN: DFG

REV: 3-21-94 PER O.C.F. JOHN M. PACE

